

8 Merchant Exchange, 2 Bridge Street, York YO1 6LT



A STUNNING FIRST FLOOR APARTMENT with superb BACLONY views over the River Ouse. It is situated close to Ouse Bridge within the heart of the City of York. The property provides excellent city centre accommodation with two bedrooms and an open plan living area, balcony, two bathrooms and a secure garaged parking space.

- **Stunning First Floor Apartment**
- **Far Reaching River and City Views**
- **Open Plan Living Area with Riverside Balcony**
- **Beautifully Fitted Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom. Storage Cupboard in Hallway**
- **Secure Parking in Garage**
- **Communal Courtyard**
- **Close to Shops and Restaurants**

**Guide Price £375,000**

**Tenure: Leasehold**

**Council Tax Band: F**

**Lease Length- 976 Years**

**Annual Service Charge- £3,881.86**

**Annual Ground Rent- £150**

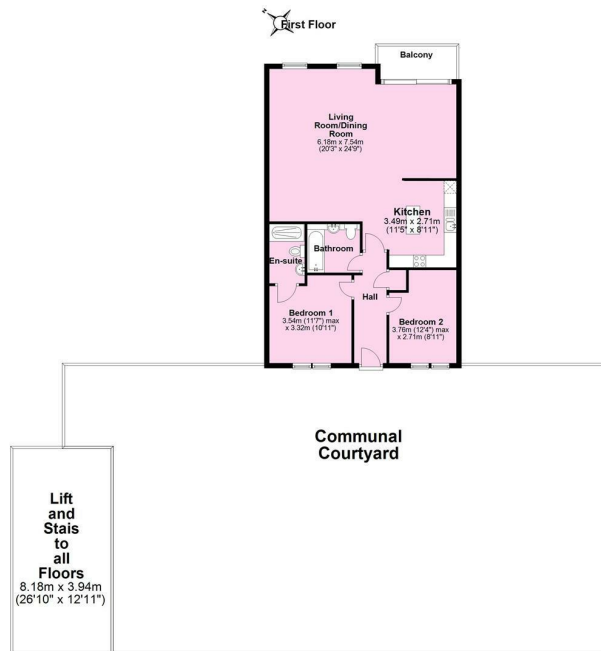


Total area: approx. 87.3 sq. metres (940.2 sq. feet)

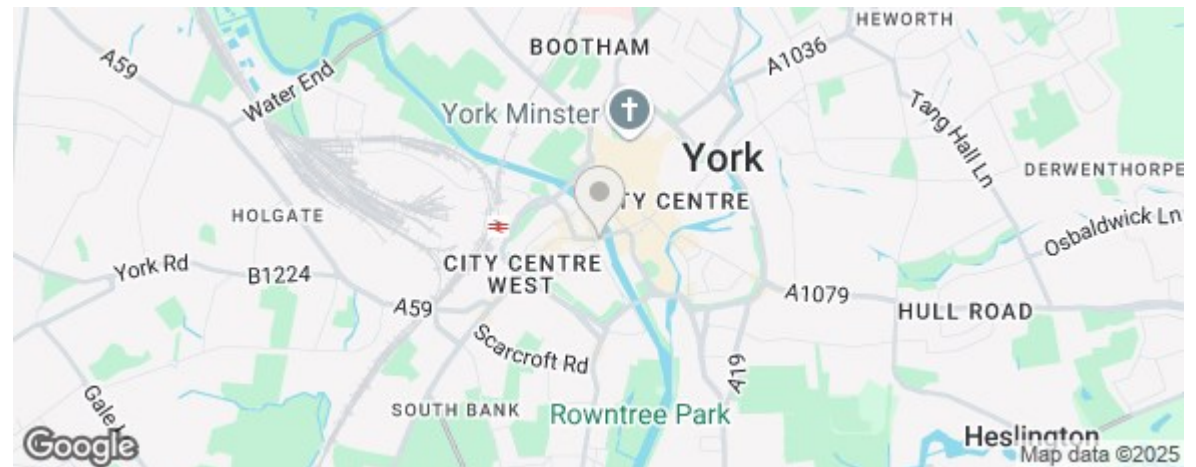








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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**58 Micklegate**  
**York**  
**YO1 6LF**

**01904 650650**

**property@hudson-moody.com**